



WILLIAM STREET DISTRICT
PROPOSED PLAN VIEW

EXISTING STRUCTURES (RECOMMENDED USES)

- 1. FREDERICKSBURG CEMETERY & GATE
- 2. CONFEDERATE CEMETERY & GATE
- 3. ST. GEORGE'S CEMETERY
- 4. HURKAMP PARK
- 5. JAMES MONROE MUSEUM AND PRESIDENTIAL LIBRARY
- 6. MAURY SCHOOL
- 7. MAURY FIELD
- 8. OLD FREDERICKSBURG HARDWARE

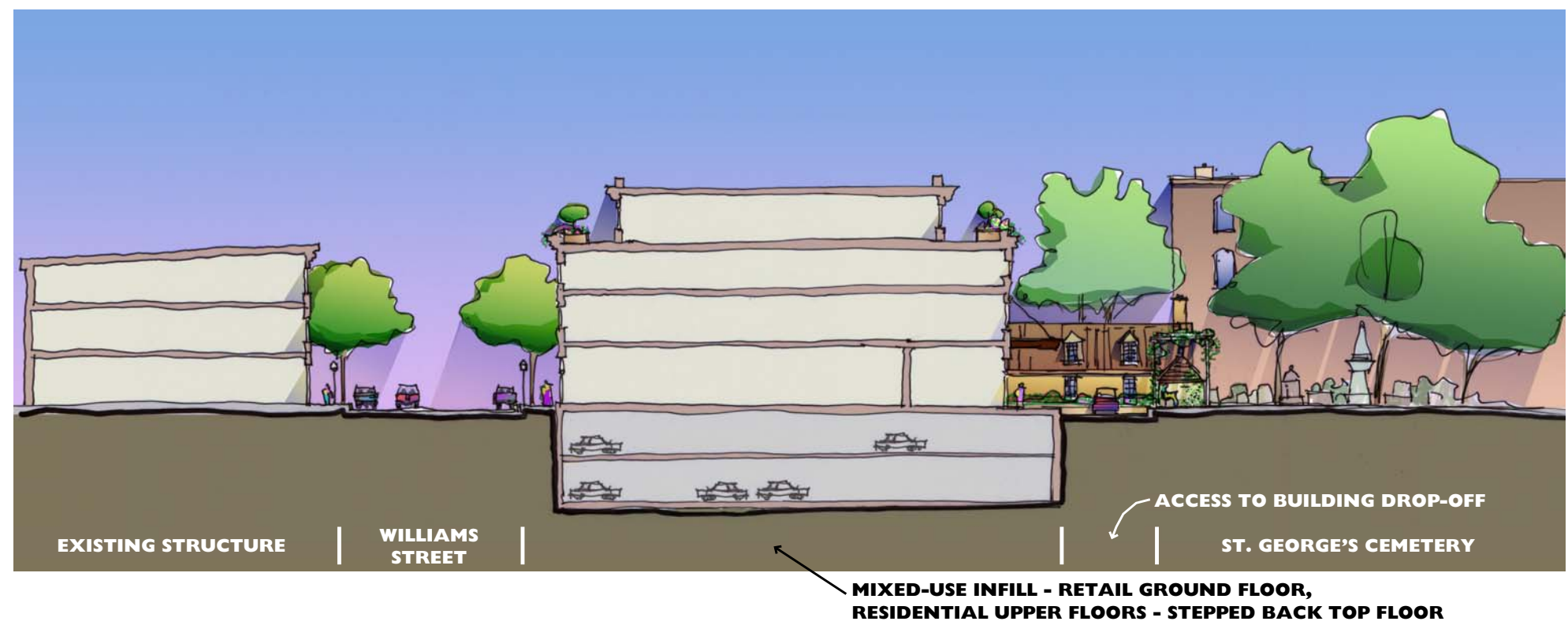
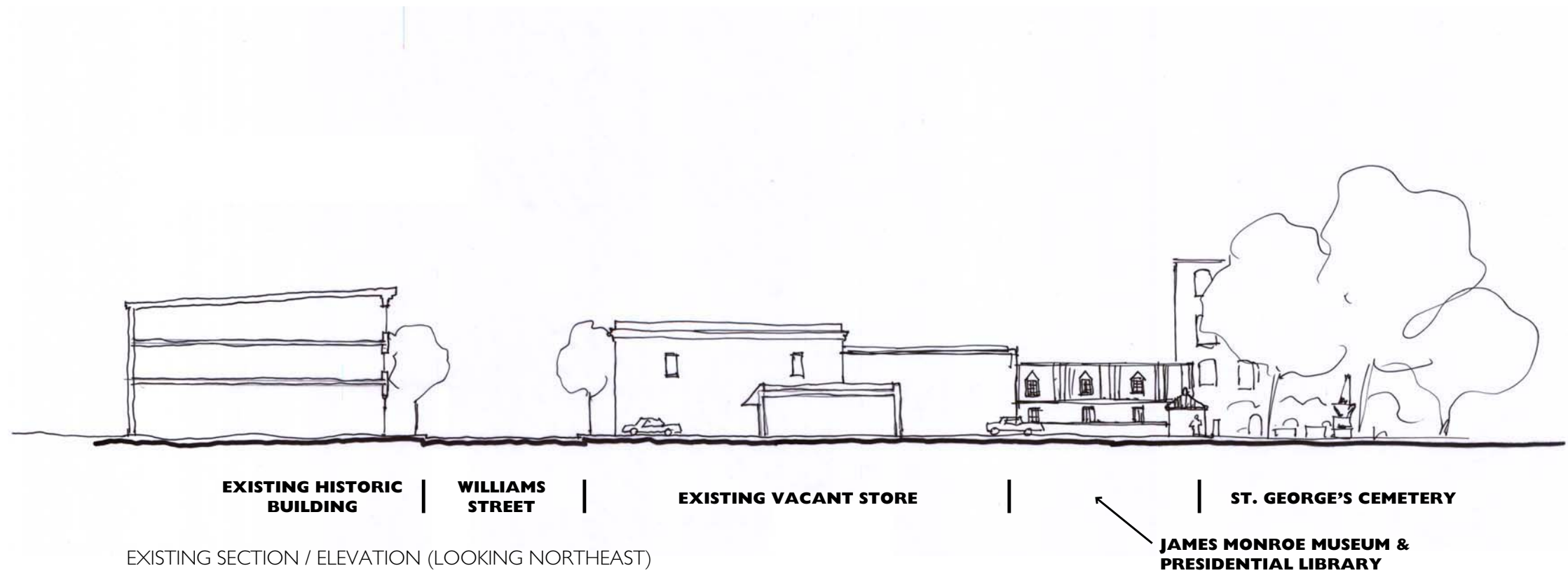
PROPOSED STRUCTURES (RECOMMENDED USES)

- 9. FREE LANCE STAR HEADQUARTERS, MIXED-USE INFILL
-RESIDENTIAL FACING AMELIA AND WASHINGTON AVENUES
-RETAIL OFFICE USES FACING WILLIAM STREET
- 10. DROPOFF & PARKING ACCESS FOR MIXED USE ON DOUGLAS STREET
- 11. MIXED-USE INFILL, RETAIL FACING WILLIAM STREET, NEW PARKING AND ACCESS FOR MAURY SCHOOL'S ADAPTIVE RE-USE
- 12. LIBERTY STREET & WINCHESTER STREET AS SPECIAL 'ARTS DISTRICT' STREETS
- 13. STRUCTURED PARKING AS SUPPORT FOR 'OLD FREDERICKSBURG HARDWARE'
- 14. MIXED-USE INFILL WITH INTERNAL PARKING
- 15. WWII MEMORIAL AT CENTERLINE INTERSECTION OF GEORGE'S & LIBERTY STREET
- 16. OPEN AIR 'ARTS' MARKET

LEGEND

	EXISTING STRUCTURES
	PROPOSED STRUCTURES
	PARKING STRUCTURES
	SECTION / ELEVATION





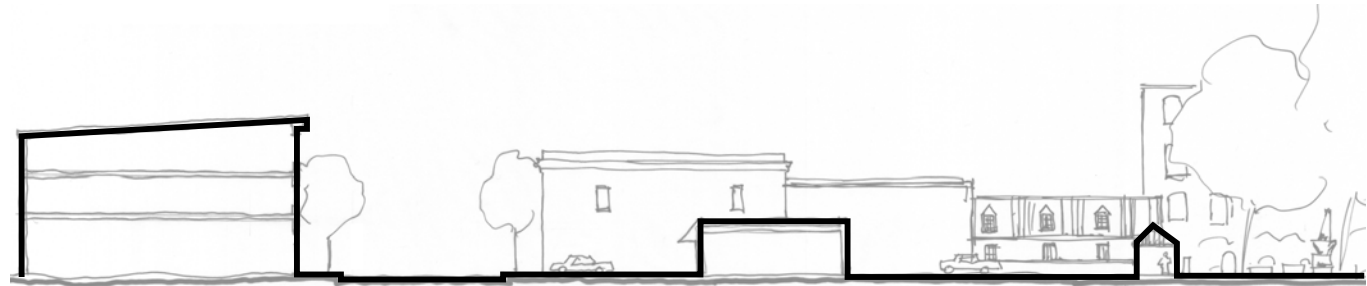
WILLIAM STREET DISTRICT
PROPOSED SECTION / ELEVATION (LOOKING NORTHEAST)



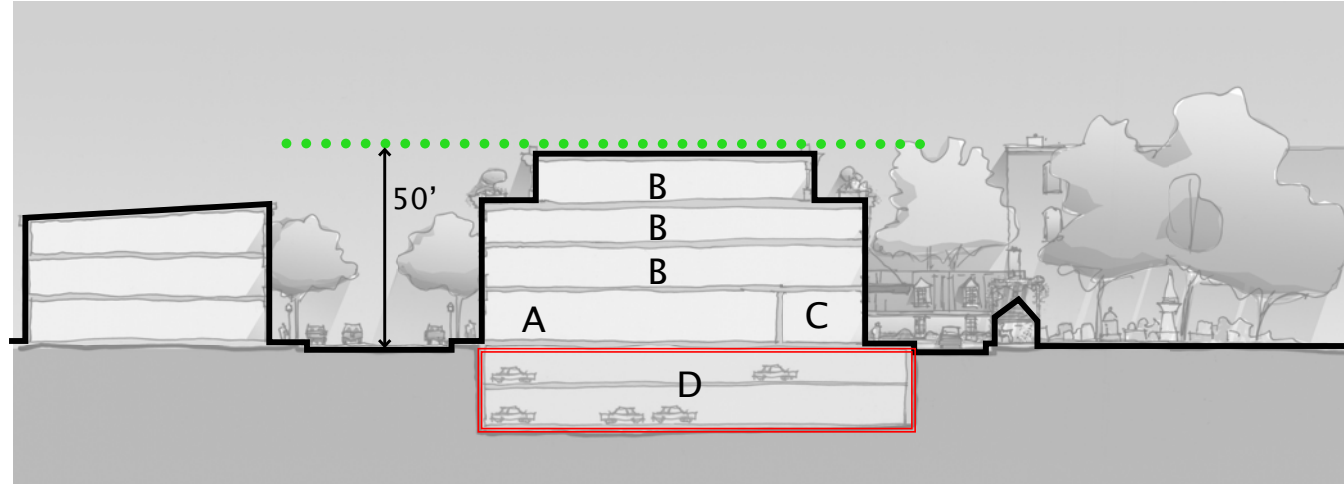
View A - WILLIAM STREET DISTRICT
EXISTING VIEW



View A - WILLIAM STREET DISTRICT
PROPOSED VIEW

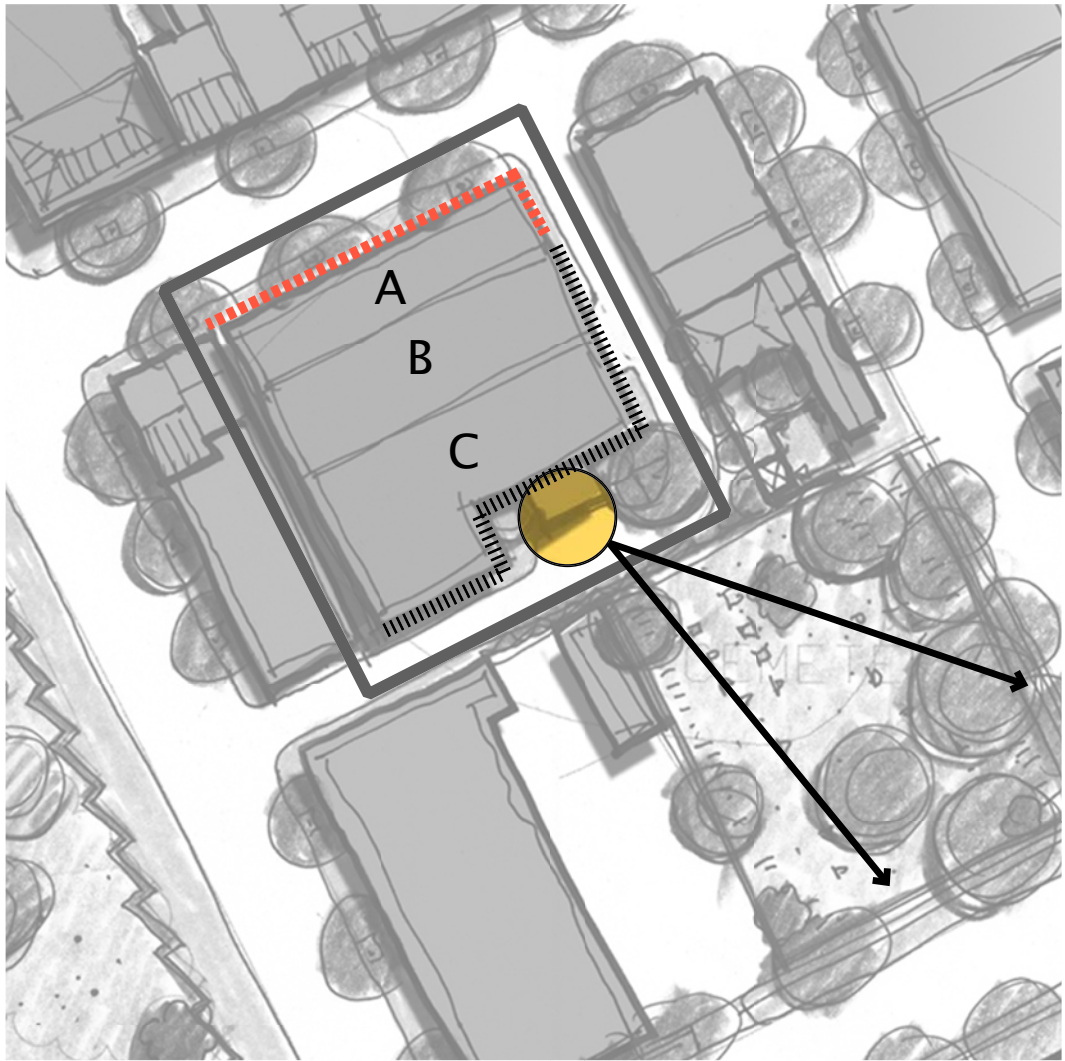


WILLIAM STREET – EXISTING SECTION / ELEVATION



WILLIAM STREET – PROPOSED SECTION / ELEVATION

Plan Symbol	Corridor Name:	William Street									
	Sub Area Name:	Between William Street and the Monroe Presidential Museum									
	Term:	Short Term									
	Use	Building Type	Footprint Area	Total Floors	Use Location	Use Area as Gross Square Feet	Residential Units @ 1/1000 GSF	Parking Requirement	Parking Quantity Required	Parking Type	Drop Off Provided
A	Retail	New Mixed Use Infill	14,000	3.5	Street Level	14,000	NA	1space per 250 GSF	56	Basement Structure Accessed by New 'Alley'	Residential Entrance and Drop Off on 'New Alley'
B	Residential Condominiums in New Construction	New Mixed Use Infill	16,300	2.8	Upper Floors	45,640	46	1.5 sp per dwelling unit	69	Basement Structure Accessed by New 'Alley'	Residential Entrance and Drop Off on 'New Alley'
C	Residential Lobby and Support	New Mixed Use Infill	2,300	1.0	Ground Floor	2,300	NA	For Residential Staff	2	Basement Structure Accessed by New 'Alley'	Residential Entrance and Drop Off on 'New Alley'
	Totals					61,940	46		127		
	Parking Provided										
D	Basement Structure Accessed by New Private 'Alley'		20,000	2.0		40,000		1 space per 300 GSF	133		
	Total								133		



WILLIAM STREET – PROPOSED PLAN DETAIL



LEGEND

- STRUCTURED PARKING
- DROP OFF AREA
- RETAIL EDGE
- SECTION LINE
- FIFTY FOOT BUILDING HEIGHT
- EXISTING / PROPOSED URBAN PROFILE
- ANALYSIS AREA
- RESIDENTIAL EDGE
- VIEWS TO ESTABLISH